



Town of West Tisbury

PLANNING BOARD

P. O. Box 278

West Tisbury, MA 02575-0278

508-696-0149

planningboard@town.west-tisbury.ma.us

APPLICATION FOR SPECIAL PERMIT

Date: 02/08/2024

Date Received by Planning Board: 02/09/2024

Name of Applicant and Mailing Address: Trademark Services LLC
213 Lake St, Vineyard Haven, MA 02568

Telephone Number(s): (774) 563-1130

Name of Owner and Mailing Address (If not Applicant): Robert K. Souza
PO Box 2289 Manomet, MA 02345

Map and Lot # and Street Address of Subject Property: 10-203-1
Takemmy Path

Applicant is: Contractor (Owner, Tenant, Purchaser, Other)

Applicable Section of Zoning Bylaw: 4.4-8

Date(s) and Title(s) of Plans Submitted:

<u>06/14/2023</u>	<u>A100</u>
<u>06/21/2023</u>	<u>Civil Plan by SB&H</u>

Brief Description of Proposal:

The owner would like to finish the basement and have a theater room under the garage where there is currently storage.

I hereby request a hearing before the West Tisbury Planning Board with reference to the above noted application.

Signed: 

Mark Nicotera

Title(s): Managing Member, Trademark Services LLC

Application fee of \$150.00 is required. Date Paid: 2/10/2024

FOR PLANNING BOARD USE

Size of Subject Lot: _____ Zoning District: _____

Registry Book and Page #'s and Date _____

Other Boards Involved with the Permitting:

Within an Overlay District?

Martha's Vineyard Commission Referral Required? _____ If So, MV Checklist
Items: _____



Trademark Services LLC

213 Lake Street
Vineyard Haven MA 02568

508.693.6632

tsllcmv.com

February 8, 2024

RE: R A Sousa Residence - Request to finish additional space inside the basement.

West Tisbury Planning Board Members,

We are seeking a special permit to create additional usable living space in the basement of a single family residence being built on the corner Takemmy Path and Stoney Hill Road. (Map 10, Block 203 Lot 1) A full bath and bedroom are permitted and are being built out in the basement. The owners would like to use the space under the garage parking to build a media room to listen to and store a large vinyl record collection. They would also like to finish off the open area that connects the stairway to the proposed media room to use as a family room.

The permit issued by the Town allows for the following square footages to be built out to finished space:

627 GARAGE INTERIOR
1738 FIRST FLOOR
1186 SECOND FLOOR
377 BASEMENT HABITABLE

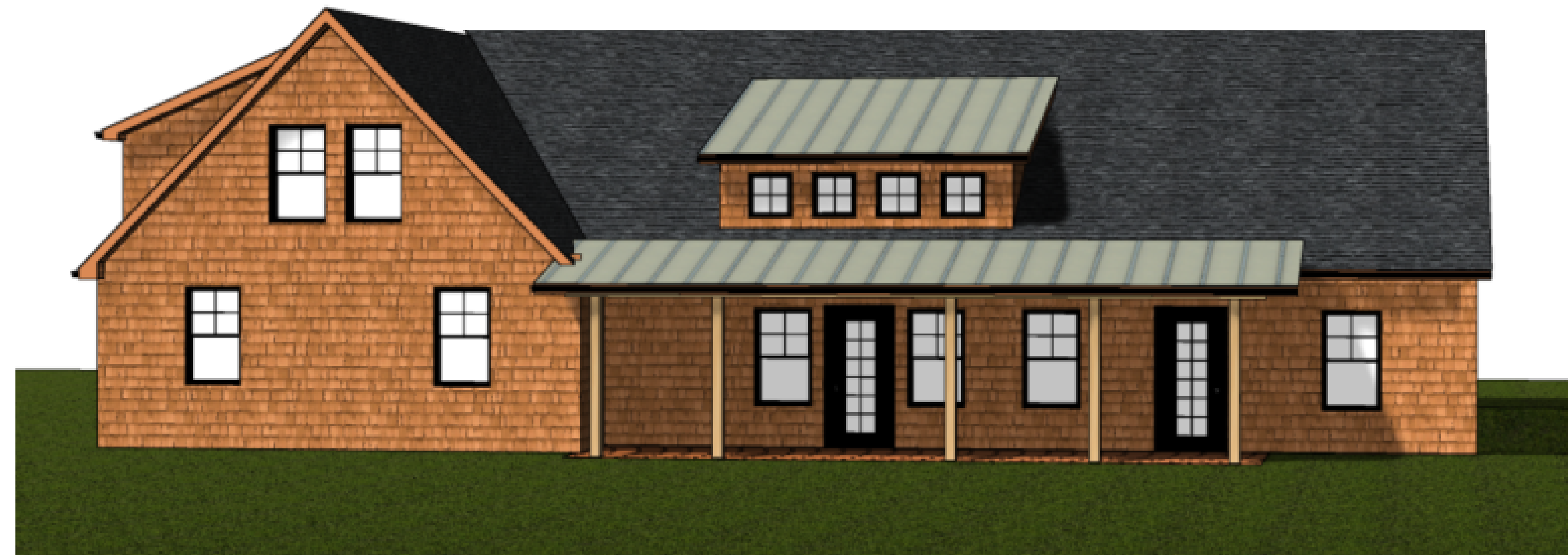
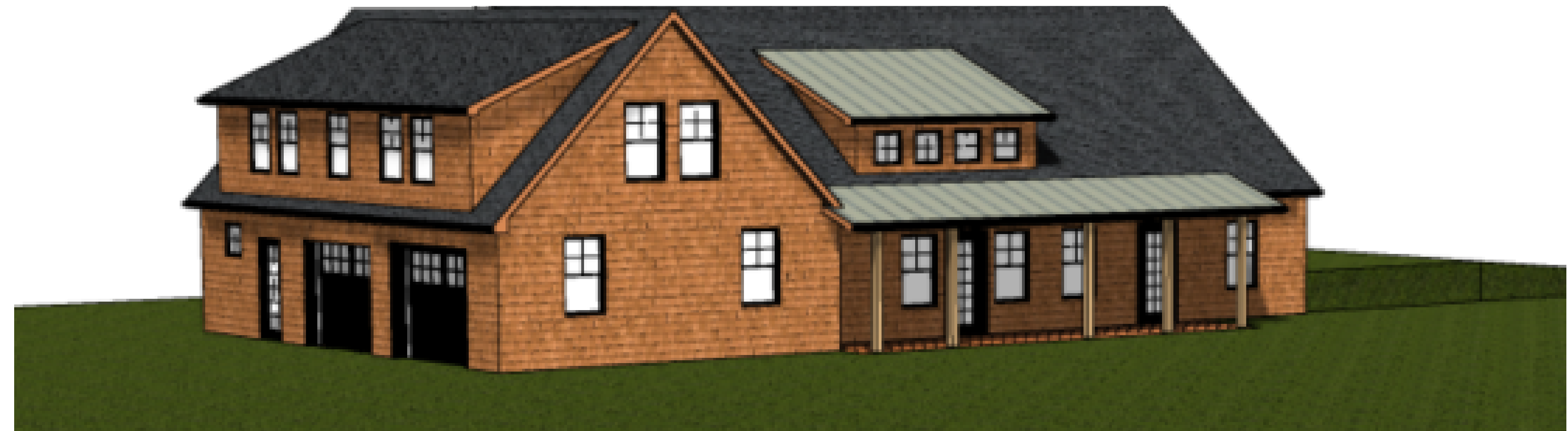
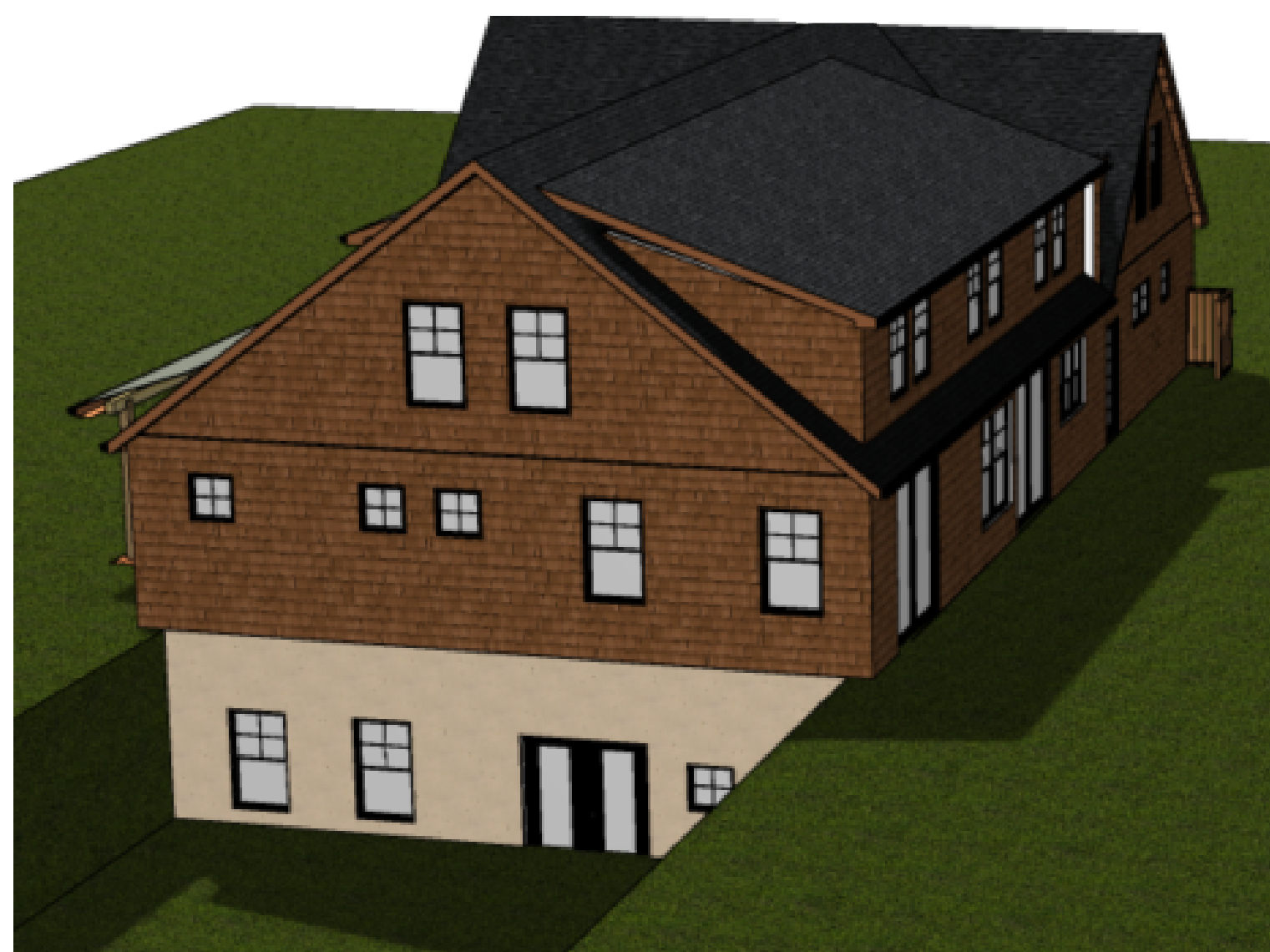
The square footage of permitted space is 3,928 square feet.

To finish the spaces proposed is an additional 1,783 square feet.

When complete the total of the finished spaces would be 5,711 square feet.

We are seeking a Special Permit for relief from Section 4.4-8 of the Zoning by law.

This proposed increase in habitable space occurs without any increase to the building envelope. There will be no increase in noise or traffic. As there is no increase in volume to the building thermal envelope there are no increased environmental or other impacts.



Home Energy Rating Certificate

Property: Souza
 335 Takemmy Path
 West Tisbury, MA 02568

HERS:
 Rating Type: Projected Rating
 Rating Date: 2023-07-19
 Registry ID:

Certified Energy Rate: Mark Price
Rating Number: PSA 230702

Projected Rating: Based on Plans - Field Confirmation Required.
HERS Index: 49

General Information

Conditioned Area	6317 sq. ft.	House Type	Single-family detached
Conditioned Volume	61695 cubic ft.	Foundation	Conditioned basement
Bedrooms	5		

Mechanical Systems Features

Air-source heat pump:	Electric, Htg: 9.2 HSPF, Clg: 16.0 SEER.
Air-source heat pump:	Electric, Htg: 9.2 HSPF, Clg: 16.0 SEER.
Air-source heat pump:	Electric, Htg: 9.2 HSPF, Clg: 16.0 SEER.
Duct Leakage to Outside	0.03 CFM25
Ventilation System	Balanced: ERV, 78 cfm, 100.0 watts.
Programmable Thermostat	Heat=Yes; Cool=Yes

Building Shell Features

Ceiling Flat	NA	Slab	R-10.0 Edge, R-10.0 Under
Sealed Attic	NA	Exposed Floor	R-30.0
Vaulted Ceiling	R-49.0	Window Type	U-Value: 0.290, SHGC: 0.280
Above Grade Walls	R-22.0	Infiltration Rate	3.00 ACH50
Foundation Walls	R-22.0	Method	Blower door

Lights and Appliance Features

Interior Floor Lighting (k)	0.0	Range/Oven Fuel	Propane
Interior LED Lighting (k)	100.0	Clothes Dryer Fuel	Electric
Refrigerator (kWh/yr)	1000	Clothes Dryer CEP	3.73
Dishwasher (kWh/yr)	270	Ceiling Fan (cfm/Watt)	0.00

Estimated Annual Energy Cost

Use	MMBtu	Cost	Percent
Heating	24.3	\$1850	38%
Cooling	1.1	\$84	2%
Hot Water	11.8	\$59	1%
Lights/Appliances	38.9	\$2817	57%
Photovoltaics	0.0	\$0	0%
Service Charges		\$108	2%
Total	76.1	\$4919	100%

Criteria

This home meets or exceeds the minimum criteria for the following:
 MA Stretch Energy Code*

* Compliance is determined by the rater.

Mark Price
 Price Sustainability Associates
 28 Walnut Street
 Maynard, MA 01754
 978.760.2723
 HERS RTIN: #7684608

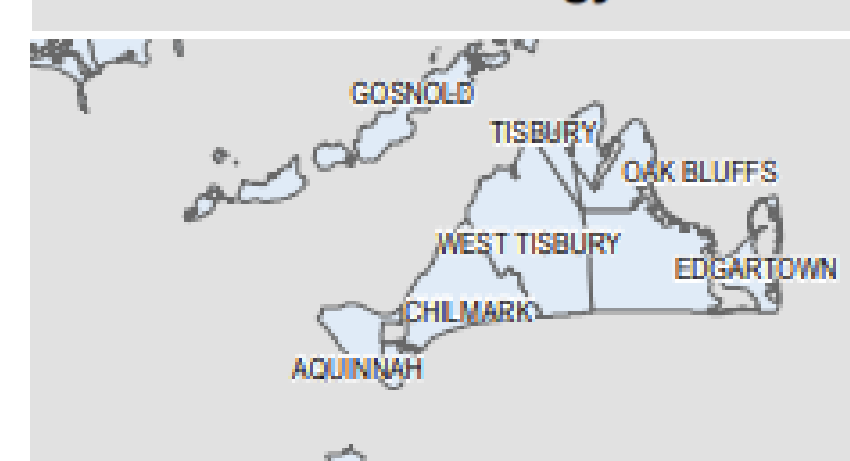
Mark Price

REHRate - Residential Energy Analysis and Rating Software v16.3.3
 This information does not constitute any warranty of energy costs or savings. © 1985-2022 NREL/ESCO, Boulder, Colorado.
 The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

BASE BUILDING CODES:

- 780 CMR: Massachusetts State Building Code (2015 IRC with MA Amendments) 9th Edition
- 527 CMR: Massachusetts Fire Prevention Regulations (NFPA 1 - 2015)
- 527 CMR: 12: Massachusetts Electrical Code (NFPA 70 2023)
- 2015 International Mechanical Code (HVAC mechanical systems)
- 248 CMR: Massachusetts Plumbing Code
- 2021 IECC (Energy Code) Stretch Code 2023 Update

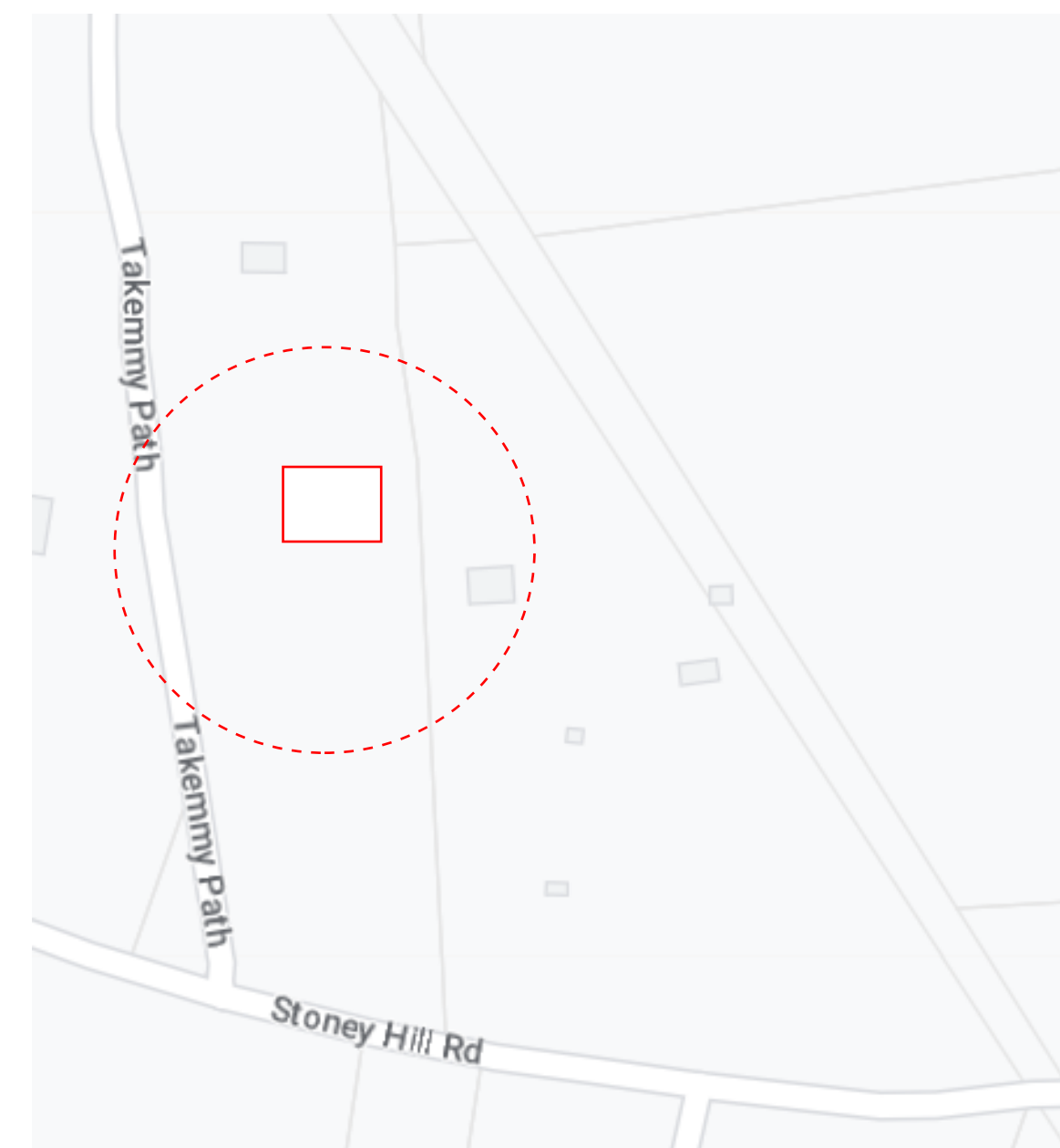
Massachusetts Energy Codes



Stretch Energy Code - 225 CMR 22.00 and 225 CMR 23.00 (296 c/t)

GROUND SNOW LOAD: #25
 EXPOSURE "B"
 WIND LOAD: 140 3 sec gust
 ASCE 7-10 optional design

LOCUS:



OPENING SCHEDULE:

ID	UNIT	R.O.	#
1	ADH3050	3-0 x 5-0	19
2	AAN2424	2-4 x 2-4	11
3	(2)ADH3058	6-2 x 5-8	1
4	(3)ADH2040	6-5 x 4-0	1
5	ADH3044	3-0 x 4-4	6
D	6-0 ENTRY	6-3 x 6-11	1
C	ENTRY	3-3 x 7-3	2
B	ENTRY	3-3 x 7-3	2
A	SLIDER	7-3 x 8-3	2

Smoke, Heat, and Carbon Monoxide Detectors provided by supervised alarm system (low voltage) and combined with security and water protection systems per: NFPA 72 29.8.2.2(2)

DRAWING INDEX:

- G100 GENERAL INFORMATION
- A100 BASEMENT PLAN
- A101 FIRST FLOOR PLAN
- A102 SECOND FLOOR PLAN
- A300 SECTION
- A301 ROOF PLAN
- A500 ELEVATION PLAN
- A501 ELEVATION PLAN
- S100 FRAMING PLAN FLOORS
- S101 FRAMING PLAN ROOF DESIGN GUIDES

PROPOSED SQUARE FOOTAGE:

- 627 GARAGE INTERIOR
- 1738 FIRST FLOOR
- 1186 SECOND FLOOR
- 377 BASEMENT HABITABLE

PROPOSED SQUARE FOOTAGE:

- WITH RELIEF FROM 4.4-8
- BASEMENT HABITABLE
- 1783 ADDITIONAL SQUARE FEET



SOUZA RESIDENCE
TAKEMMY PATH LOT 3-D
WEST TISBURY, MA

PERMIT SET

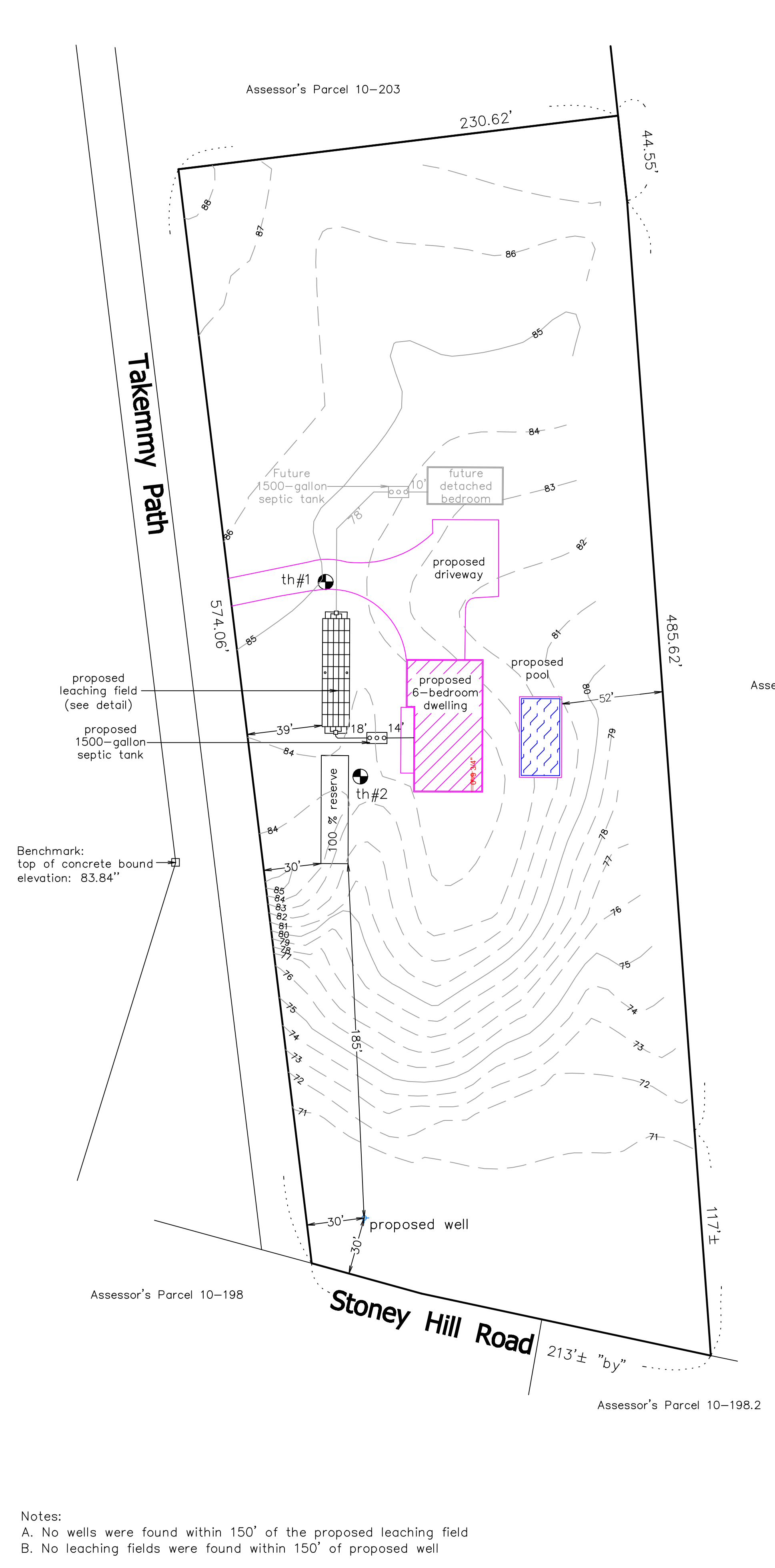
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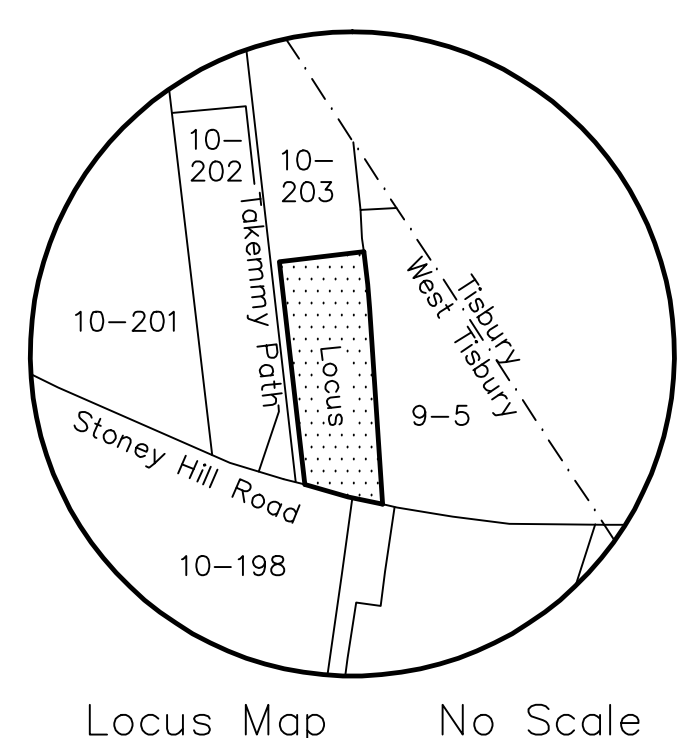
G100

Plot Plan

Scale: 1"=40'
Lot Area: 3.05 ± acres

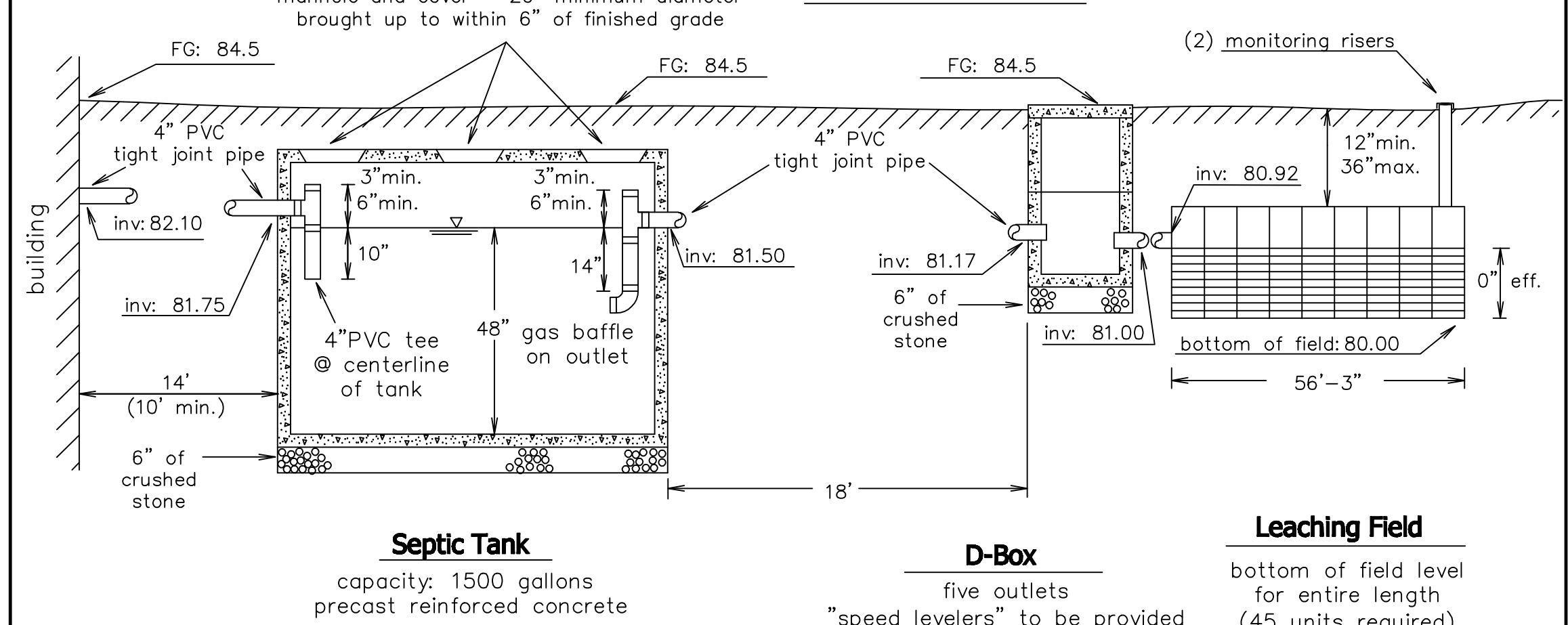


Notes:
A. No wells were found within 150' of the proposed leaching field
B. No leaching fields were found within 150' of proposed well



Locus Map No Scale

Profile of System



Septic Tank

capacity: 1500 gallons
precast reinforced concrete

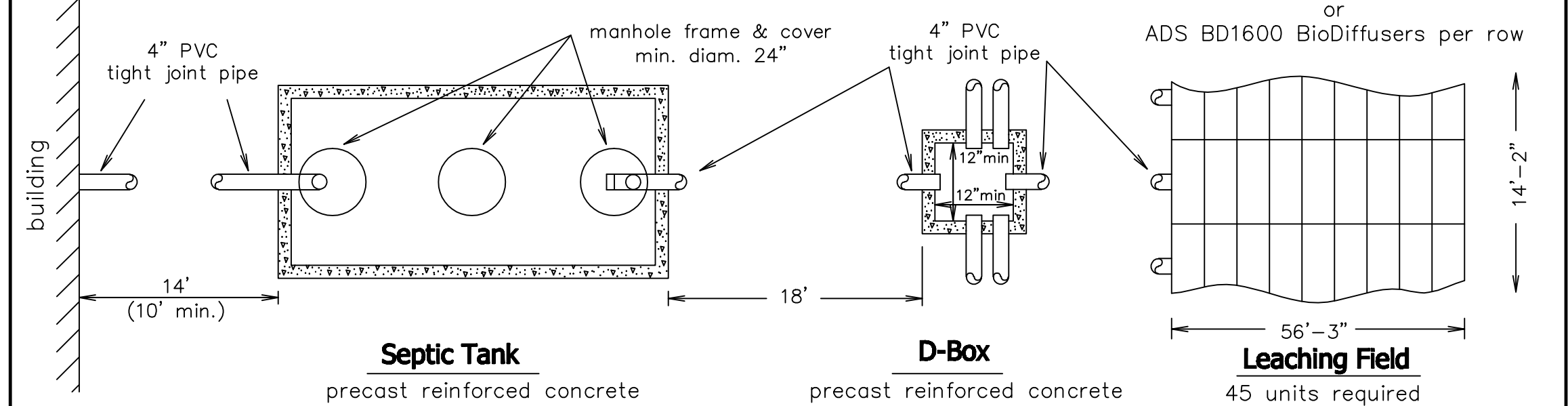
D-Box

five outlets
"speed levelers" to be provided

Leaching Field

bottom of field level for entire length
(45 units required)

Plan View of System



Septic Tank

precast reinforced concrete

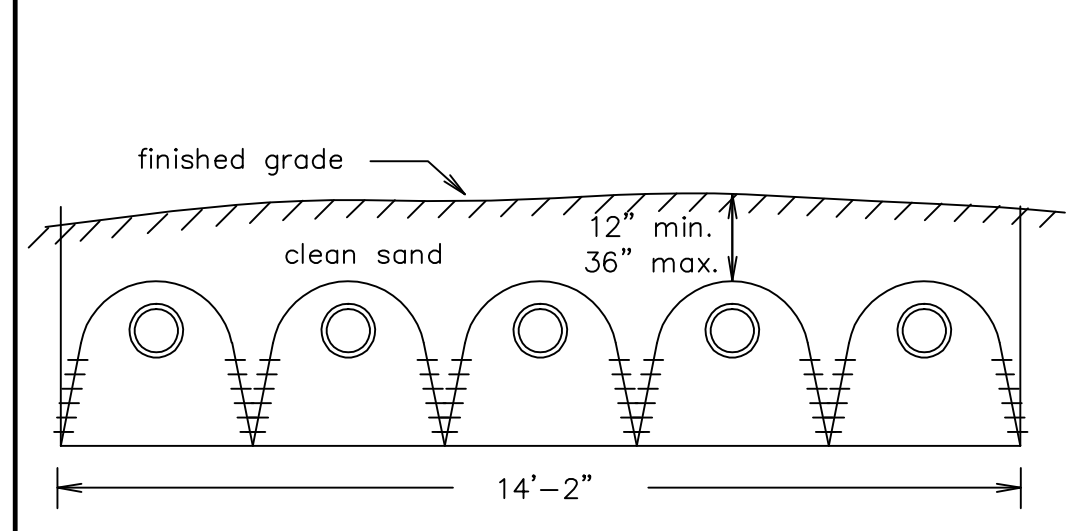
D-Box

precast reinforced concrete

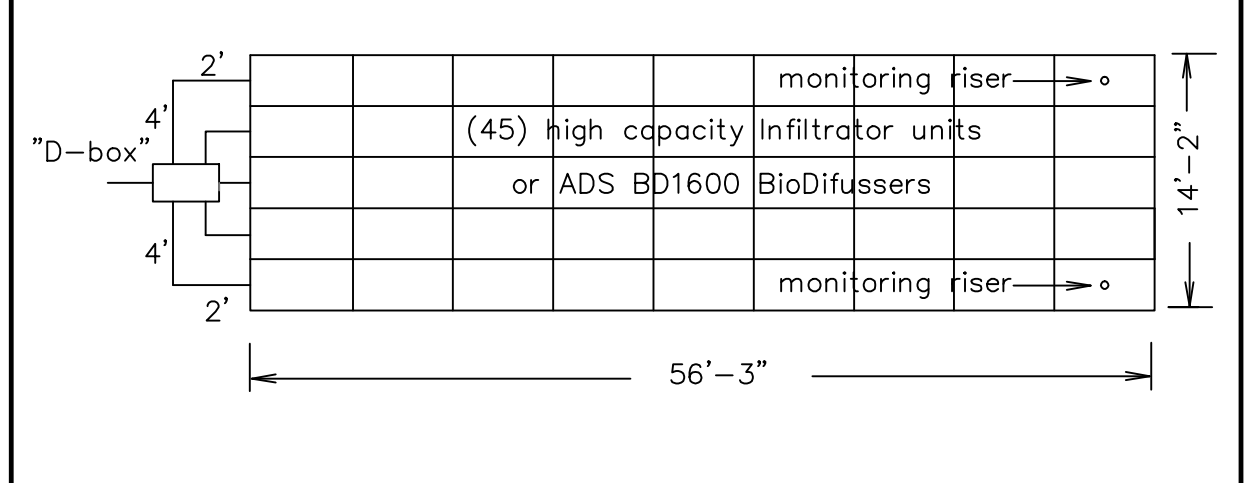
Leaching Field

45 units required

Typical Leaching Field Cross-Section (no scale)



Leaching Facility Detail (no scale)



Schedule of Elevations

Top of foundation:	85.50*	finished grade above structure		finished grade above structure
Basement floor:	(see arch)			
Inverts at foundation:	82.10	84.5	Invert at distribution box inlet:	81.17
			Invert at distribution box outlet:	81.00
				84.5
Invert at septic tank inlet:	81.75		Invert at infiltrator inlet:	80.92
Invert at septic tank outlet:	81.50	84.5	Elevation of field bottom:	80.00

Deep Test Pit 1 (Surface Elevation: 85.0)

Date:	May 12, 2022
Depth	Horiz. Soil Description
0"-8"	A Sandy LOAM
8"-36"	B Sandy LOAM w/gravel & stone
36"-120"	C Loamy SAND to SAND w/gravel to cobble

Deep Test Pit 1 (Surface Elevation: 84.0)

Date:	May 12, 2022
Depth	Horiz. Soil Description
0"-7"	A Sandy LOAM
7"-36"	B Sandy LOAM w/gravel & cobbles
36"-60"	CI Loamy SAND to m-c SAND w/gravel to cobble
60"-126"	CII m-c SAND

Percolation Test Data

test pit #	date	top of 12" of water elevation	rate: (mpi)
1	5/12/22	36" 82.0	<2
2	5/12/22	36" 81.0	<5

Groundwater was not encountered at a depth of 120" (elevation: 75.0) | Groundwater was not encountered at a depth of 126" (elevation: 73.5)

General Notes

- Elevations refer to NAVD88 datum. See bench mark on plot plan located on concrete bound (elevation: 83.84")
- Finished grading to be done in accordance with plot plan.
- Percolation tests to be performed in accordance with the instructions of Title V of the Massachusetts State Environmental Code.
- All construction to conform to Title V and Board of Health requirements.
- Septic tank and distribution box shall be watertight after construction, including covers.
- No driveway, parking or turning area or other impervious areas shall be located above the soil absorption system.
- No permanent structure may be constructed over the 100% expansion area.
- Schofield, Barbini & Hoehn Inc. will not be responsible for the performance of the system unless constructed as shown. Any alterations must be approved in writing by Schofield, Barbini & Hoehn Inc.
- The Board of Health shall require inspection of all construction by the design engineer and by the agent of the Board of Health.
- The design engineer and the system installer shall certify in writing to the approving authority that the system has been constructed in compliance with the approved plans.
- For proper performance, the septic tank should be inspected at least once a year and when the total depth of scum and solids exceed 1/3 the liquid depth of the tank, the tank should be pumped.
- Distribution box cover to be brought to finish grade.

Design Data

- Estimated Hydraulic Loading:
Five bedrooms plus office and one detached bedroom at 110 gallons per day per bedroom = 770 GPD
Garbage disposal is not allowed with this design.
- Septic Tank Size:
Required tank capacity: 660/110 x 200% = 1320/220 gallons (minimum)
Septic tank provided: (2) 1500 gallon tanks (one future)
- Design percolation rate: 5 MPI
Soil textural class: I
Loading rate: 0.74 GPD/SF
- Leaching Area:
Total leaching area provided: 424 SF
- Maximum Allowable Loading:
424 SF x 1.67 (chamber general permits) x 0.74 GPD/SF = 523 GPD
Actual hydraulic loading: 110 GPD

Legend

- XX---
 - F.G. = XX.X
 - XX
 - ⊙
 - ⊗
 - E.H.C.I.
 - W —
 - R —
 - O.W. —
 - D —
 - ∩
- Denotes proposed contour
Denotes proposed finished grade
Denotes existing contour
Denotes test hole location
Denotes catch basin
Denotes extra heavy cast iron
Denotes water service
Denotes approximate property line
Denotes overhead wires
Denotes storm drain pipe
Denotes "clean-out" to grade

Proposed Sewage Disposal System

To Serve a Proposed Five-Bedroom Plus Office & Detached Bedroom
335 Takemmy Path — Assessor Parcel 10-203.1
West Tisbury, Massachusetts

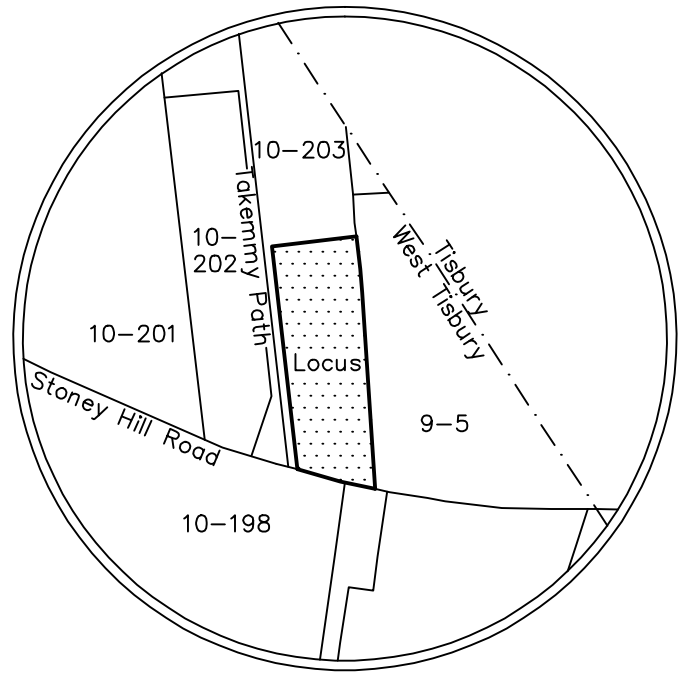
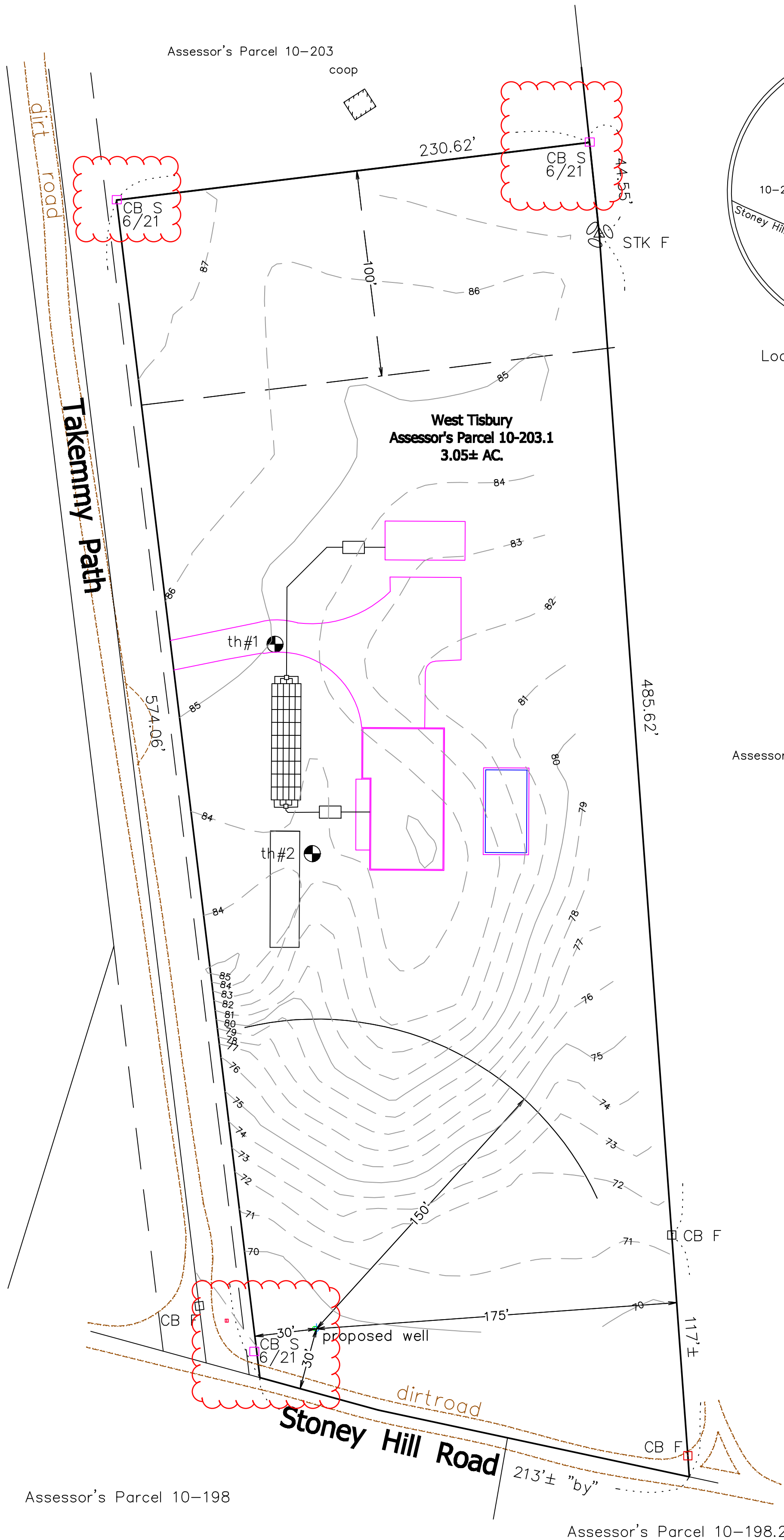
App: Robert K. Souza, Jr., et al ph:(508) 639-2781
c/o Schofield, Barbini & Hoehn, Inc.
PO Box 339
Vineyard Haven, Mass. 02568

date: June 21, 2023
designed by: TED drawn by: TED checked by: CHD

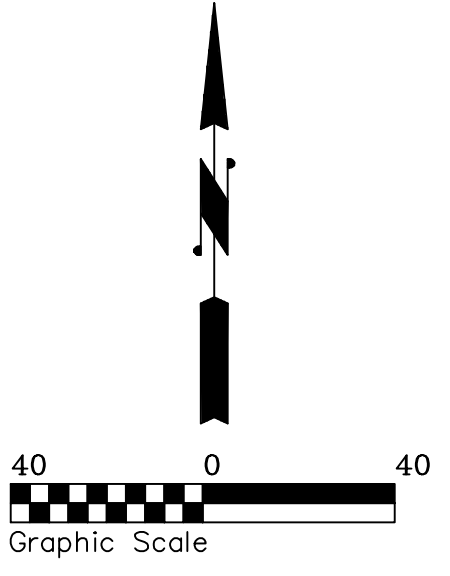
Schofield, Barbini & Hoehn, Inc.
Land Surveying Civil Engineering

12 Surveyor's Lane, Box 339
Vineyard Haven, Mass. 02568
508-693-2781
www.sbhinc.net

MV 12129



Locus Map (no scale)



Assessor's Parcel 10-198

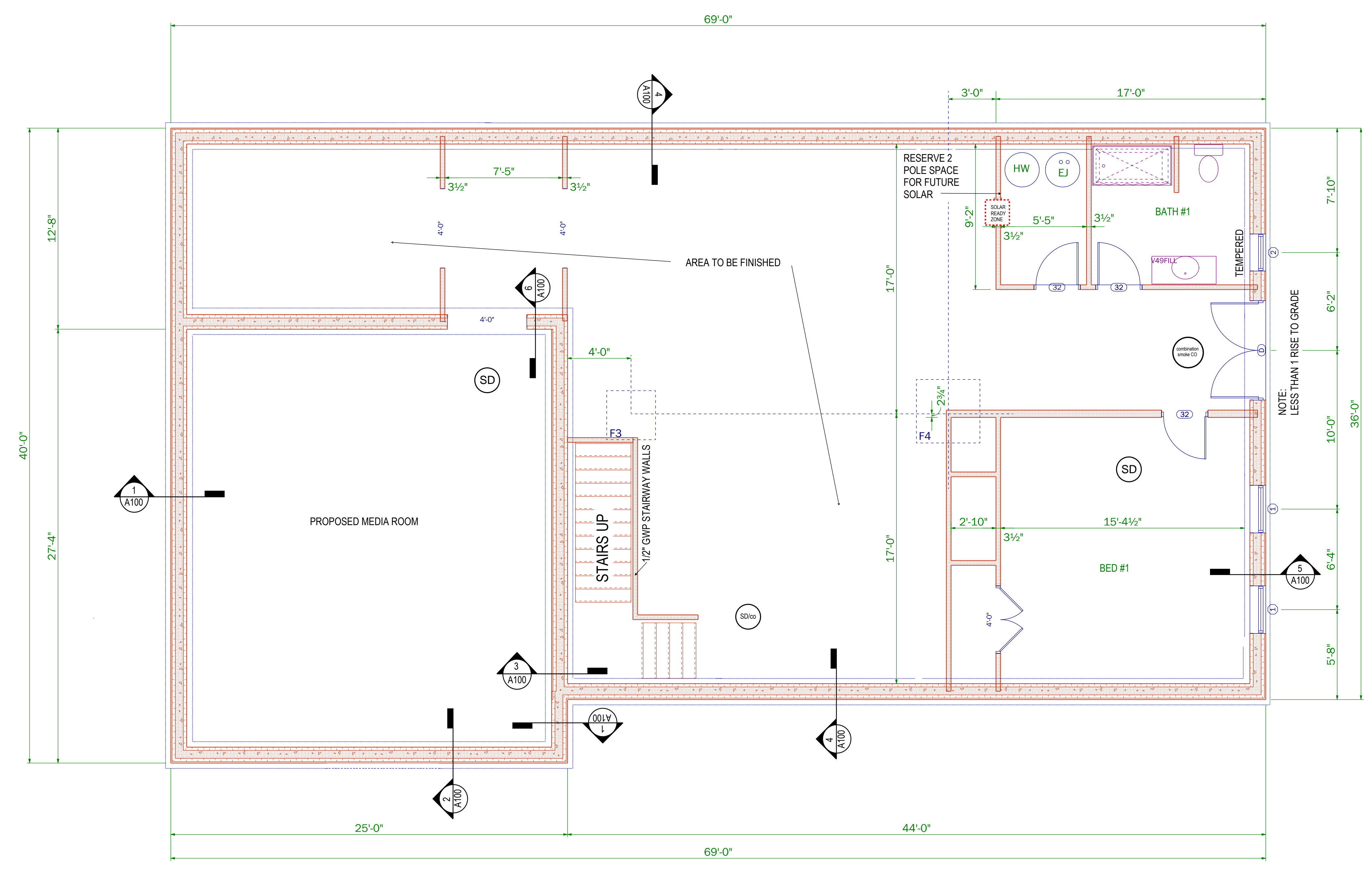
Assessor's Parcel 10-198.2

**Bounding Plan
West Tisbury, Massachusetts**

Prepared For
Robert K. Souza, Jr., et al
Scale: 1" = 40' June 15, 2023 (Nov 2, 2023)

Schofield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering

12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508-693-2781
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MV 12129



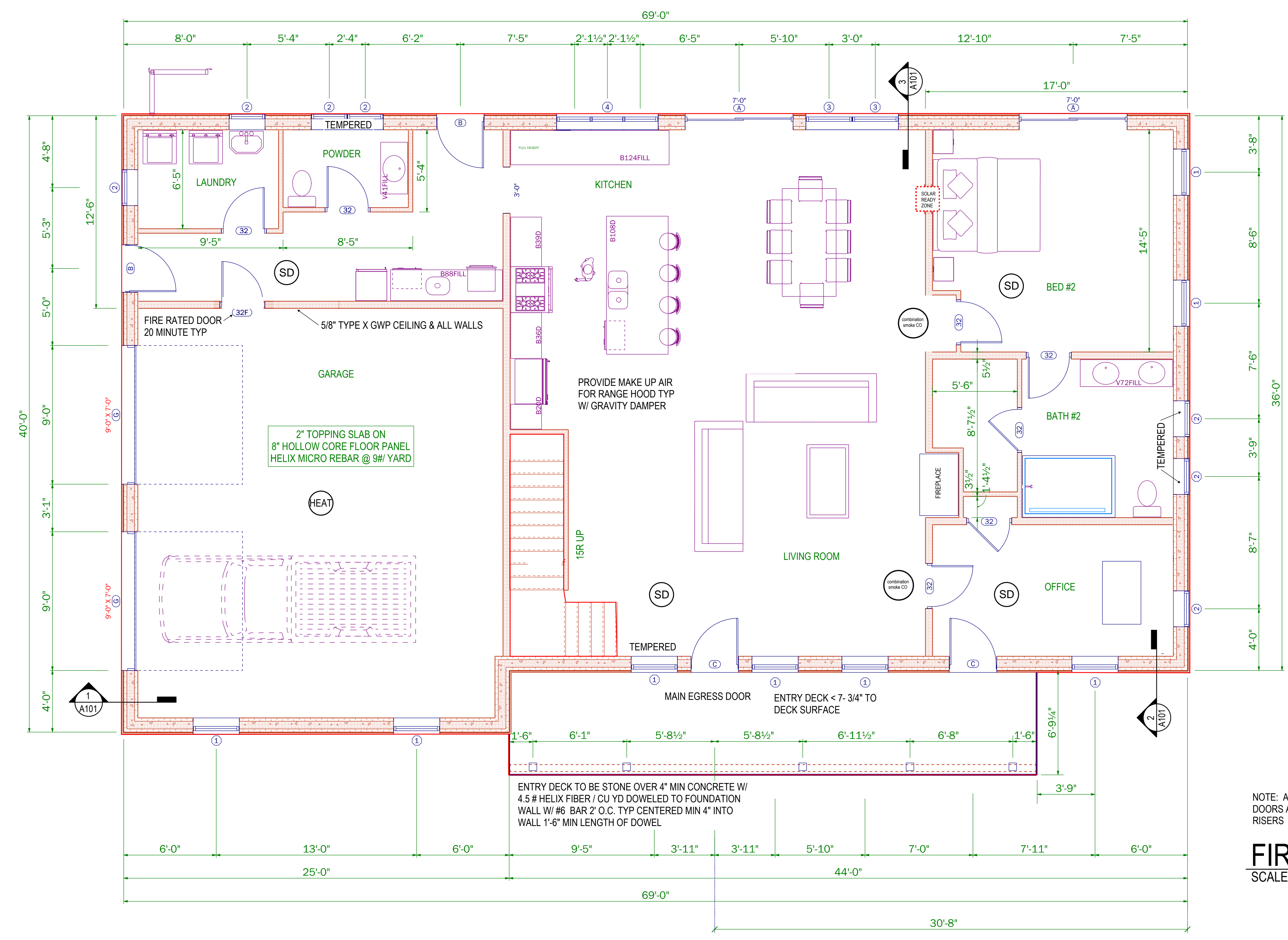
BASEMENT PLAN
SCALE: 1/4" = 1' @ "D" size
1/8" = 1' @ 11x17 size

PERMIT SET

DATE: 4.22.22
REVISED: 6.14.23
DRAWN BY: MBR

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SOUZA RESIDENCE
TAKEMMY PATH LOT 3-D
WEST TISBURY, MA



NOTE: ALL EXTERIOR DOORS ARE LESS THAN 2 RISERS TO GRADE

FIRST FLOOR PLAN

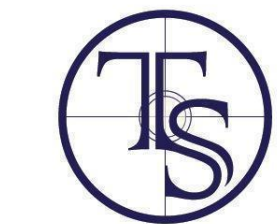
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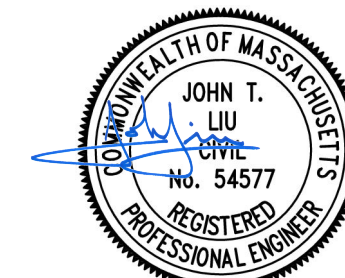
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Trademark Services LLC

tsllcny.com

wood | concrete | steel



6/18/2023

**SOUZA RESIDENCE
TAKEMMY PATH LOT 3-D
WEST TISBURY, MA**

PERMIT SET

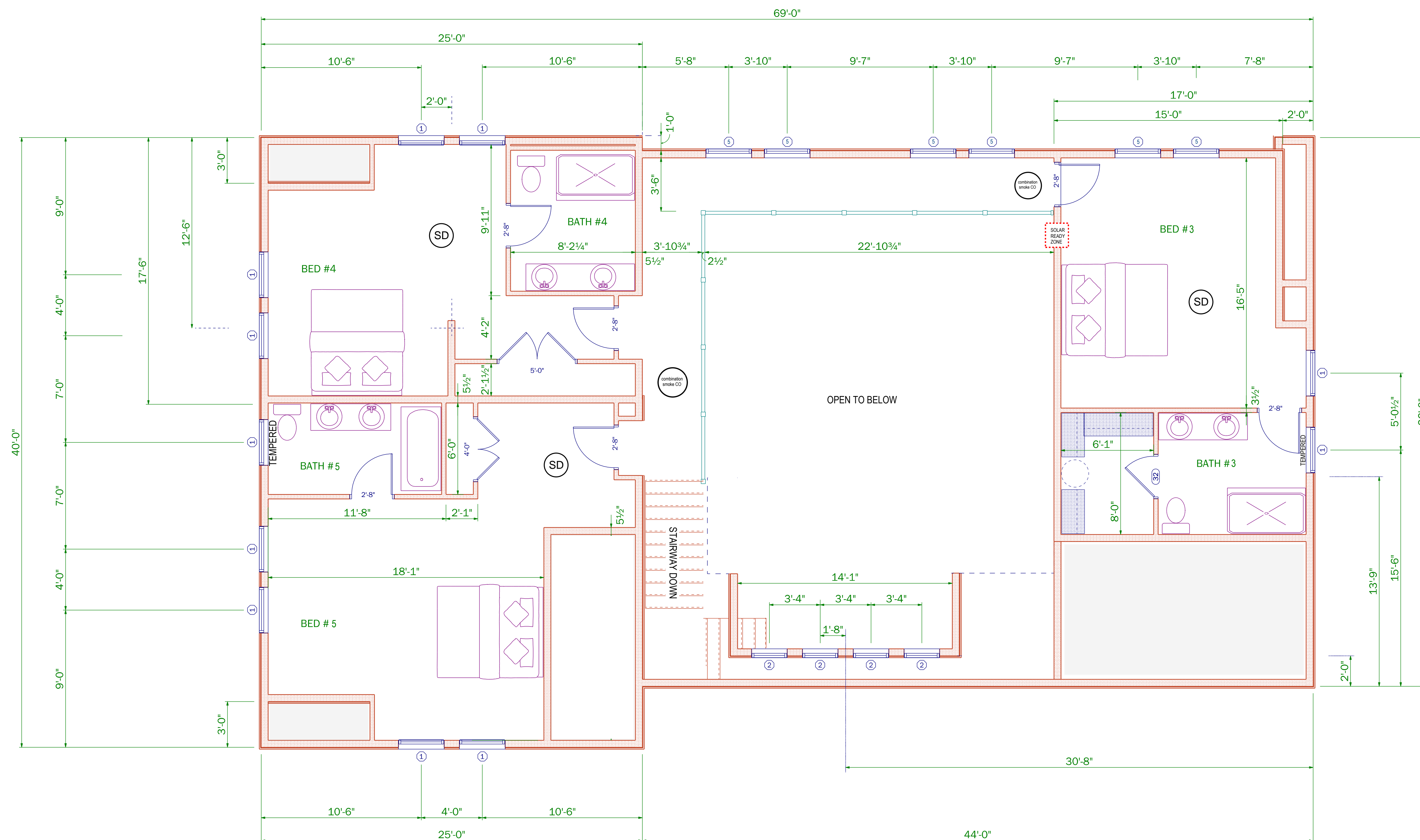
DATE: 4.22.22

REVISED: 6.14.23

DRAWN BY: MBR

BY: MBR

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SECOND FLOOR PLAN

SCALE: 1/4" = 1' @ "D" size

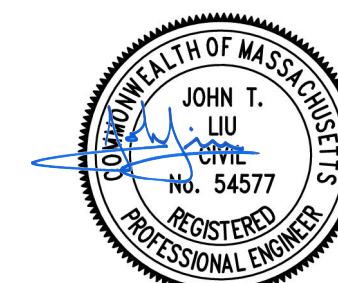
1/8" = 1' @ 11x17 size



Trademark Services LLC

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6/18/2023



PROPOSED APPROXIMATE GRADE

WEST ELEVATION

SCALE: 1/4" = 1' @ "D" size

1/8" = 1' @ 11x17 size



PROPOSED APPROXIMATE GRADE

EAST ELEVATION

SCALE: 1/4" = 1' @ "D" size

1/8" = 1' @ 11x17 size

SOUZA RESIDENCE
TAKEMMY PATH LOT 3-D
WEST TISBURY, MA

PRELIMINARY

DATE: 4.22.22

DRAWN BY: MBR

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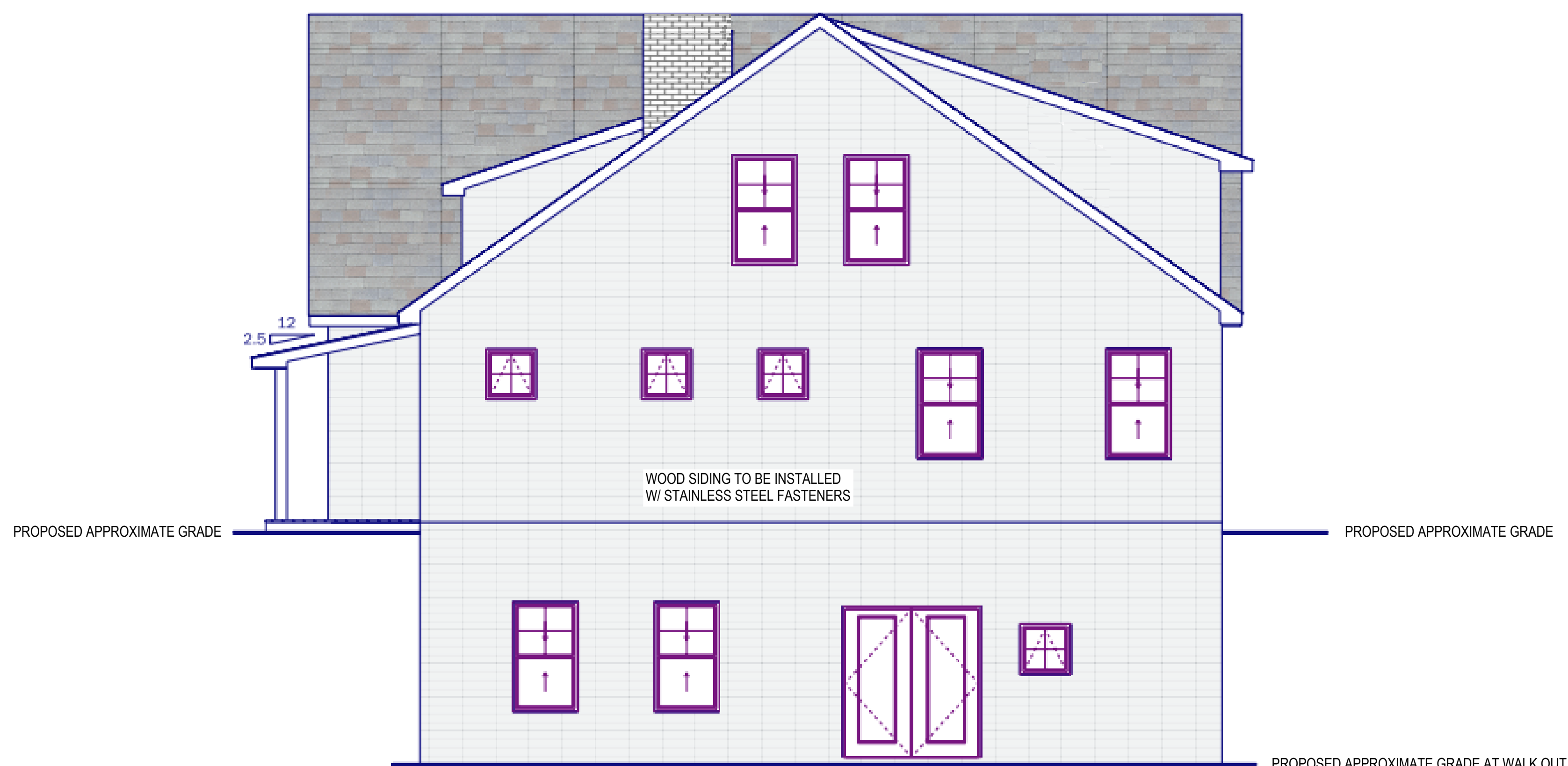
6/18/2023



NORTH ELEVATION

SCALE: 1/4" = 1' @ "D" size

1/8" = 1' @ 11x17 size



SOUTH ELEVATION

SCALE: 1/4" = 1' @ "D" size

1/8" = 1' @ 11x17 size

SOUZA RESIDENCE
TAKEMMY PATH LOT 3-D
WEST TISBURY, MA

PRELIMINARY

DATE: 4.22.22

DRAWN BY: MBR

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